



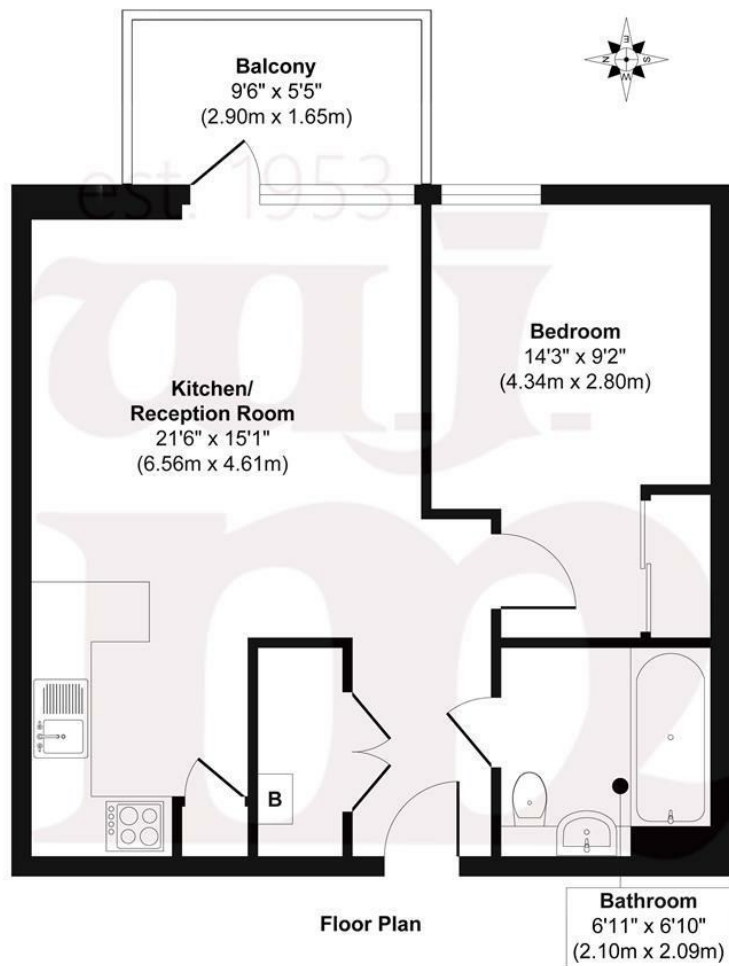
CORSICAN SQUARE, E3

£285,000 L/H

- Secure Underground Parking
- Residents Lounge & Workspace
- 250 Year Lease
- Chain Free
- East Facing Balcony
- EWS1 - B1 Rating

wj.
meade

Kitson House



Approx. Gross Internal Floor Area 476 sq. ft / 44.24 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



WJ Meade are delighted to present this immaculate one bedroom apartment on the 7th floor of a modern development in Corsican Square just moments from Devons Road DLR. Residents enjoy the use of a shared workspace and lounge, with on-site porter service, 24/7 security and residents bicycle storage. The apartment is beautifully presented and enjoys wonderful natural light via the first floor to ceiling glazing and adjoining balcony. With superb transport links into the City, Canary Wharf and Stratford, the property offers contemporary design coupled with convenience for ultimate City lifestyle.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £1,930 pa

Ground rent £350 pa

244 years lease

Council tax band C

Current EPC Rating 82

Tenure: Leasehold

